



Brunswick Road, Manchester  
Asking Price £120,000

**Ascend**  
Built on higher standards



## Brunswick Road, Manchester

Smack bang in the popular area of Withington, this one bedroom apartment has all the benefits of a leafy suburban abode whilst being in a cracking central location and is ideal for first-time buyers or those looking for an investment with healthy rental yields.

After recently being refurbished to an immaculate standard, this lower ground apartment comes complete with a living area, fully-equipped kitchen, fitted bathroom and one generously sized double bedroom... what more could you possibly want from an apartment? The property has been decorated neutrally throughout which gives you a chance to get your creative juices flowing and put your own stamp on the apartment.

Not only will you have your homely comforts, you'll have some fantastic amenities all within arm's reach. If you know your hotspots, you'll know that properties in locations like this really do have it all. Nearby, you'll have access to top notch bus, rail and Metrolink facilities - so the entire Manchester world (and beyond) is your oyster.

The delights of the city centre are just a 20 minute drive away – and the airport, only 13 minutes away. As well as fantastic transport links, the local area boasts a hoard of pubs, bars, restaurants and parks - perfect for those lazy Sunday walks or a quick trip to the pub for a bite to eat.

This apartment packs a good punch for a rather modest price-tag so if you're interested in having a closer look or have any questions, get in touch with our team and we'll get the ball rolling.

### Kitchen/Living room

17'10" x 17'10" (5.46 x 5.46)

Open plan kitchen and living area. The kitchen is in an 'L'Shape along the back wall with fitted appliances.

### Bedroom

13'6" x 11'2" (4.13 x 3.41)

Spacious double bedroom

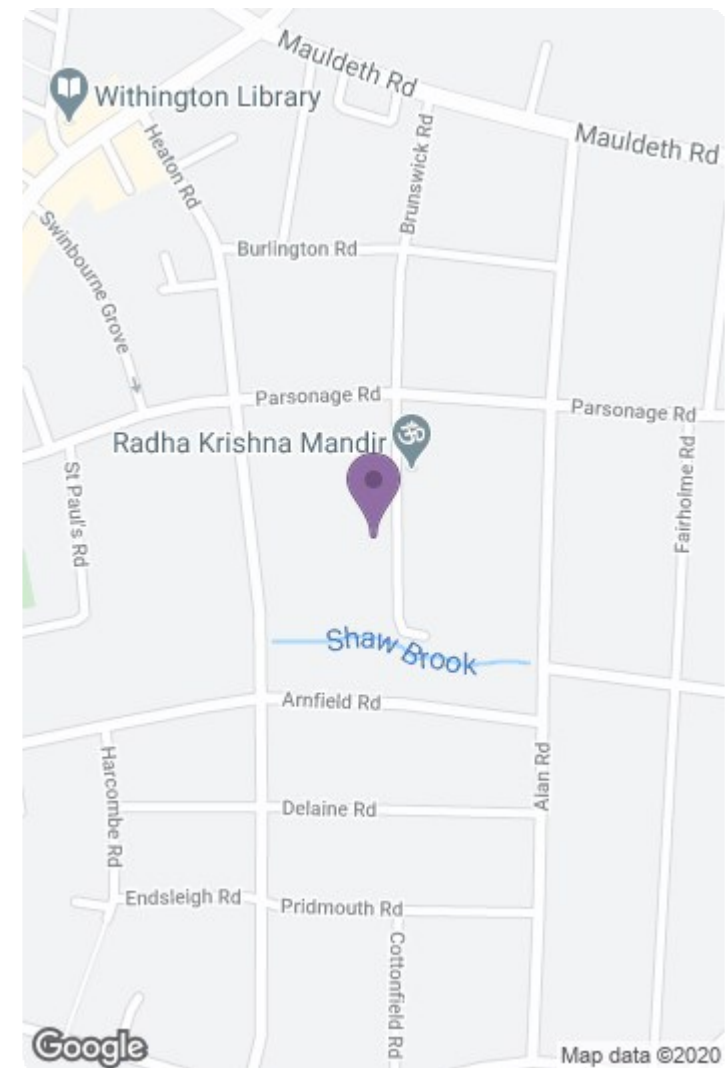
### Bathroom

8'9" x 4'11" (2.67 x 1.52)

Modern, newly refurbished to a high standard,  
Three piece suite.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



**TOTAL APPROX. FLOOR AREA 443 SQ.FT. (41.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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